

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

**Proceedings Jan. 4, 1951**

January 4, 1951,  
Planning Office,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

## ROLL CALL

Present—Coms. Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Ald. Helms, Lucasse and Reed (Council Committee).

Absent—Coms. Boucher and Manz—2.

The proceedings of the regular meeting of December 7, 1950, were approved.

Sub-Division Regulations were discussed. It was moved by Com. Obrecht, supported by Com. Crego, that the Sub-Division Regulations be amended to provide for 50-foot minimum width of lots.

Motion carried.

Mr. David Wilcox presented to and discussed with the board a proposed plat of Colonial Village No. 3 Subdivision. It was then referred to the Streets Committee for further study.

Mrs. Donald McKim discussed with the Board the possibility of changing the zoning classification on a fraction of the property at the northeast corner of Pennsylvania Avenue and Jolly Road. After considerable discussion it was moved by Com. Obrecht, supported by Com. Teel, that the Commission will favorably consider a petition to change to "D-M" Multiple Dwelling

ing the aforementioned fraction of the parcel of property.

Motion carried.

Mr. Melvin Cotes called the Commission's attention to the fact that the zoning change line between "H" Light Industrial Zoning and "G" Business zoning divides lot 6 of Block 245 approximately 41.25 feet more or less, north of the south line of lot 6 of block 245. It was moved by Com. Obrecht, supported by Com. Teel, that we recommend to the City Council that the south 41.25 feet, more or less, of Lot 6, Block 245 (300 Block E. Ottawa Street) be rezoned from "G" Business District to "H" Light Industrial District, which will line up with the zoning line east of Cedar Street.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

Mr. William Forgrave, representing Mr. Walter Neller, discussed with the Commission the possible use of land along the east line of S. Pennsylvania Avenue between Pennsylvania Avenue and Michigan Central Railroad. The matter was referred to the Planning Director to work out a solution with Mr. Forgrave.

Several other matters of interest to the Commission were discussed.

The meeting adjourned at 10:30 P.M.

VICTOR G. LEYERER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

**Proceedings Feb. 1, 1951**

Planning Office,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Vice Chairman, Donald E. Teel, at 7:30 p.m.

## ROLL CALL

Present—Commissioners Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—8.

Aldermen Leatherman, Lucasse, and Reed (Council Committee).

Absent—Commissioner Mills—1.

Mr. Mills was excused from the session.

The proceedings of the regular meeting of January 4, 1951, were corrected to describe the McKim property as the Northwest Corner of Pennsylvania Ave. and Cavanaugh Rd. The proceedings were then approved.

It was moved by Commissioner Munyon, supported by Commissioner Manz, that Commissioner Boucher be elected as Chairman of the Commission for the term of one year.

Motion carried.

It was moved by Commissioner Munyon, supported by Commissioner Oswald, that Commissioner Teel be elected for Vice Chairman of the Commission for the term of one year.

Motion carried.

It was moved by Commissioner Munyon, supported by Commissioner Manz, that the Planning Director be elected as Secretary of the Commission for the term of one year.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Manz, that we recommend to the City Council, that the petition by Donald W. Ruth E. Kenneth I., and Florence E. McKim to rezone property commencing at a point 57.75 feet East and 40 feet North of the Southwest corner of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, thence North 411 feet, thence East 264 feet, thence South 411 feet, thence West 264 feet to point of beginning (Northeast corner of Pennsylvania Ave. and Cavanaugh Rd.) from "A" One Family Residence District to "D-M" Multiple Dwelling District be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Obrecht, that the petition by Mr. and Mrs. Sherman O'Neil to rezone Lots 1, 2, 3, and 4, Neal's Sub., and Lots 1, 2, and 3, Elm View Sub. (2800 Blk. S. Cedar St.) from "A" One Family Residence District to "F" Commercial District be tabled until alley and off-street parking programs can be worked out.

Motion carried.

It was moved by Commissioner Teel, supported by Commissioner Obrecht, that we recommend to the City Council, that the petition by Henry J. Novakoski to rezone the S. 65 feet of Lots 1 and 2 and the North 14 $\frac{1}{2}$  feet of Lot 3 and the South 9 $\frac{1}{2}$  feet of Lot 4, Rosedale Park Sub., and the South 65 feet of Lots 1 and 2, North Highland Park Sub., from "A" One Family Residence District to "J" Parking District; the North 44 feet of Lots 1 and 2 and the South 16 feet of Lot 4, North Highland Park Sub., and the North 56 $\frac{1}{2}$  feet of Lots 1 and 2 and the South 3 $\frac{1}{2}$  feet of Lot 3, Rosedale Park Sub., from "A" One Family Residence District to "F" Commercial District (1200 Blk. W. Willow St.) be GRANTED, to permit development of a small shopping center which will serve the immediate

needs of the residents of a rapidly developing area.

Adopted by the following vote:

Yea—Boucher, Leadley, Obrecht, Oswald, and Teel—5.  
Nays—Crego, Manz, and Munyon—3.

It was moved by Commissioner Munyon, supported by Commissioner Manz, that we recommend to the City Council, that property commencing 1376.39 feet East of the Southwest corner of Section 27, T4N R2W, thence East 396.46 feet, thence Northwesterly North  $13^{\circ} 34'$  West, 1451.58 feet, thence West N.  $90^{\circ} 18'$  W. 16.87 feet, thence South  $0^{\circ} 01'$  East 1544.5 feet to point of beginning (S. Pennsylvania Ave.) owned by Walter Neller, be rezoned from "A" One Family Residence District to "G" Business District with the understanding that a 25 foot strip on the West side of this property be deed restricted against any building and that point of ingress and egress to and from this property be determined by Mr. Neller and Mr. Glen Manz, City Engineer, to guard against any unnecessary traffic hazard.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Commissioner Obrecht, supported by Commissioner Teel, that the

proposed Colonial Village Addition be tentatively approved as presented.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Commissioner Obrecht, supported by Commissioner Munyon, that we recommend to the City Council, that Assessor's Plat No. 53, as submitted by the City Assessor, be approved.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

Chairman Boucher appointed Commissioners Obrecht, Teel, and Munyon, as a Budget Committee with instructions to have the proposed 1951-1952 Budget ready for consideration at the next meeting.

The Secretary reported on a number of minor items of interest to the Commission.

The meeting adjourned at 11:00 p.m.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings March 1, 1951

March 1, 1951,  
Planning Office,  
City Hall Annex  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the chairman, Evans Boucher, at 7:30 P.M.

### ROLL CALL

Present—Coms. Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Ald. Leatherman and Reed. (Council Committee).

Absent—Com. Crego—1.

Ald. Lucasse (Council Committee).

The proceedings of the regular meeting of February 1 1951, were approved.

It was moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council, that the petition by The Real Estate Investment Co. to rezone property beginning on the east and west quarter line of Section 27, T4N, R2W, City of Lansing, Michigan, and the E. line of Lyons Avenue, thence S.  $89^{\circ} 22' 30''$  E. on said quarter line 611 feet thence N.  $0^{\circ} 28'$  E. 110.5 feet, thence N.  $89^{\circ} 49'$  E. 99 feet, thence N.  $0^{\circ} 28'$  E. 294 feet, thence S.  $89^{\circ} 49'$  W. 33 feet, thence N.  $0^{\circ} 28'$  E. 99 feet, thence S.  $89^{\circ} 49'$  W. 611 feet to the E. line of Lyons Avenue, thence S.  $0^{\circ} 28'$  W. along the E. line of Lyons Avenue 196.52 feet to the point of beginning, containing 7.1 acres, more or less (2500 Block Lyons Ave.) from "I" Heavy Industry to "B" One-family Residence District be GRANTED. This will permit residential development in accordance with the development in the surrounding area.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Teel, supported by Com. Obrecht, that we recommend to the City Council, that the petition by Donald R. Ruthruff, Clarice M. Ruthruff, Edward A. Kramer, and Fern J. Kramer to rezone property beginning 144.0 feet S. of the S.W. corner of Mt. Hope Ave. and Boston Boulevard, City of Lansing, Ingham County, Michigan; running thence southerly along the west line of Boston Boulevard (66 feet wide) to the Northwest corner of Boston Boulevard and Cooper Avenue, thence N.  $89^{\circ} 12'$  W. 130.0 feet on a projection of the N. line of Cooper Ave., thence parallel with the north-south  $\frac{1}{4}$  line and 20 feet therefrom N.  $0^{\circ} 09'$  E. 598.9 feet, thence parallel with the S. line of Mt. Hope Ave. S.  $89^{\circ} 24' 30''$  E. 301.25 feet to the point of beginning (1900 & 2000 Block Boston Blvd.) from "A" One-family Residence District to "D-M" Multiple Dwelling District be GRANTED.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Manz, that we recommend to the City Council, that the petition by Donald R. Ruthruff, Clarice N. Ruthruff, Edward A. Kramer, and Fern J. Kramer to rezone property beginning on the northerly line of Lenore Avenue at a point 205 feet W. of the W. line of Pattengill Ave. in the City of Lansing, Ingham County, Michigan, running thence N. parallel with Pattengill Ave. to a point 250 feet S. of the S. line of Mt. Hope Ave., thence westerly parallel with Mt. Hope Ave. 714.7 feet to the E. line of Boston Boulevard, thence southerly on said E. line of Boston Boulevard 125 feet to the N. line of Lenore Ave., thence easterly on said N. line of Lenore Ave. to the point of beginning (1600 Blk. Lenore) from "A" One-family Residence District to "C" Two-family Residence be GRANTED.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Leadley, that we recommend to the City Council, that the petition by Mrs. Sam Eyde to rezone lots 54, 56, 57, 58, Taylor Abstract Company's Addition (N.W. corner Saginaw & Maryland) from "B" One-family Residence District to "E-1" Drive-In Shop District be not granted because it is the desire of the residents in the neighborhood to maintain the residential character of the area. A number of the property owners in the neighborhood appeared to protest the rezoning of this property. Mr. and Mrs. Paul Titus, 710 Cleveland Ave., Mr. Ben Williams, 708 Maryland Ave., Mr. Raymond Goucher, 712 Maryland Ave., spoke in protest to the rezoning of this property.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Teel, that we recommend to the City Council, that lots 3 & 4, Neal's Sub., and lots 1, 2, & 3, Elmview Sub., owned by Mr. and Mrs. Sherman O'Neil (2800 Blk. S. Cedar St.) be rezoned from "A" One-family Resident District to "F" Commercial District provided that a 20-foot strip on the west end of this property be deeded to the City for alley purposes.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

The following committees for the coming year were appointed by the chairman, Evans E. Boucher:

**Public Lands and Buildings**—Manz, chairman; Crego, Leadley, Oswald.

**Streets**—Munyon, chairman; Manz, Obrecht.

**Traffic**—Teel, chairman; Mills, Oswald.

**Zoning**—Obrecht, chairman; Leadley, Mills, Munyon, Teel.

It was moved by Com. Munyon, supported by Com. Manz, that the Committee Appointments be approved.

Motion carried.

It was moved by Com. Munyon, supported by Com. Teel, that the proposed plat of Colonial Village No. 2 Sub. be tentatively approved as presented.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Teel, supported by Com. Munyon, that the proposed plat of Prairie Village Sub. be tentatively approved as presented.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Teel, that the proposed plat of Mid-Town Sub. be tentatively approved subject to changes in lot widths of the south row of lots.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

Com. Obrecht, chairman of the Budget Committee, reported on the proposed budget for the year 1951-1952.

It was moved by Com. Teel, supported by Com. Munyon, that the report of the Committee be adopted.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

Tentative plans for an alley program along S. Cedar St. were discussed. No final action was taken.

Meeting adjourned at 10:50 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

**Proceedings April 5, 1951**

Planning Office,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Vice Chairman, Donald E. Teel, at 7:30 p.m.

## ROLL CALL

Present—Commissioners Boucher, Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—8.

Aldermen Leatherman, Lucasse, and Reed (Council Committee).

Absent—Commissioner Manz—1.

The proceedings of the regular meeting of March 1, 1951, were approved.

It was moved by Commissioner Munyon, supported by Commissioner Oswald, that we recommend to the City Council, that the petition by George Jagla to rezone Lot 149, Olds Park Addition (1100 Blk. W. Mt. Hope Ave.) from "B" One Family Residence District to "J" Parking District be GRANTED. This will relieve the parking problem in the 1800 Blk. S. Logan St.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Mills, that the action of March 1, 1951, regarding the rezoning of the property in the 2800 Blk. of S. Cedar St. be rescinded.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Teel, that we

recommend to the City Council, that Lots 1, 2, 3, and 4, Neals Sub., be rezoned from "A" One Family Residence District to "E-1" Drive-In Shop District; and that Lots 1, 2, and 3, Elmview Sub. (2800 Blk. S. Cedar St.) be rezoned from "A" One Family Residence District to "F" Commercial District provided that a 20 foot strip on the West end of these three lots be deeded to the City for alley purposes.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Teel, that we recommend to the City Council, that Lots 1 to 23 inclusive of Midway Sub. (2500, 2600 and 2700 Blks. E. Michigan Ave.) be rezoned to a depth of 105 feet from "A" One Family Residence District to "F-1" Commercial District. This property has been commercially zoned and occupied prior to annexation.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

Commissioner Boucher arrived.

It was moved by Commissioner Teel, supported by Commissioner Mills, that we recommend to the City Council, that the petition by Earl W. Collier, Irene G. Collier, and the Lansing Drop Forge Co. to rezone the South  $7\frac{1}{2}$  rods of Lots 7 & 8 and the South 5 rods of the East  $2\frac{2}{3}$  of Lot 6, Blk. 2, Albert E. Cowles Sub. of Block-19 Townsends Sub. on Section 20 (N.W. Corner Cowles & Albert Sts.) from "B" One Family Residence District to "H" Light Industrial District be not granted. Alderman Collier pointed out the needs of the Lansing Drop Forge Co. and Mrs. L. A. Browns, 1024 Birch St., asked for the Commission's consideration of the problem of the residents of this area.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Mills,  
Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Commissioner Leadley, supported by Commissioner Munyon, that we recommend to the City Council, that the petition by Earl W. Collier, Irene G. Collier, and the Lansing Drop Forge Co. to rezone the South 7½ rods of Lots 7 & 8 and the South 5 rods of the East 2/3 of Lot 6, Blk 6, Blk 2, Albert E. Cowles Sub. of Block-19 Townsends Sub. on Section 20 (N.W. Corner of Cowles & Albert Sts.) from "B" One Family Residence District to "F" Commercial District be GRANTED. This will permit the erection of an office building.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Mills,  
Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Commissioner Obrecht, supported by Commissioner Munyon, that we recommend to the City Council, that the Plat of Prairie Village Sub. as submitted by the Real Estate Investment Co. be approved.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Mills,  
Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Commissioner Teel, supported by Commissioner Mills, that we recommend to the City Council, that Bart St. except a ten foot strip 110 feet from Willow St. and a 10 foot strip at the S. end of Bart St. be vacated and that the 10 foot alley between Beckers Addition and Ada's Subdivision be vacated subject to a deed for a 50 foot strip from the ends of Theodore St. and Glen St. to the 20 foot alley in Block 2, of Beckers Addition for the extension of Theodore and Glen Streets.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Mills,  
Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

Possible future dump sites for the City of Lansing were discussed with no action being taken.

Tentative plans for an alley program along S. Cedar St. were discussed. No final action was taken.

Meeting adjourned at 10:20 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

**Proceedings May 3, 1951**

May 3, 1951,  
Planning Office,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Evans E. Boucher, at 7:30 P.M.

## ROLL CALL

Present—Coms. Boucher, Crego, Leadley, Manz, Mills, Obrecht, Oswald, and Teel—8.  
Absent—Com. Munyon—1.

Absent—Ald. Leatherman, Lucasse, and Reed (Council Committee).

The proceedings of the regular meeting of April 5, 1951, were approved.

It was moved by Com. Obrecht, supported by Com. Crego, that we recommend to the City Council that the petition by Albert A. Hundt to rezone property beginning at a point on the south line of Lot 4, Ass'rs. Plat No. 34, 139 feet west from the west edge of Turner Street; thence east 33 feet; thence south 90 feet, more or less, to the intersection with the zone line; thence northwest 95 feet, more or less, to point of beginning (300 Blk. Filley Street) from "F" Commercial District to "A" One-family Residence District be GRANTED. This will put the entire lot under the same zoning classification and protect adjacent residential property.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Teel, that we recommend to the City Council that the petition by the Shell Oil Co. to rezone Lot 62 and the S.  $\frac{1}{2}$  of Lot 61, Ass'rs. Plat No. 3 (N.E. corner Main and Logan Streets) from "C" Two-family Residence District to "E-1"

Drive-In Shop District be GRANTED. This will permit the expansion of the present non-conforming service station and provide additional parking area.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Oswald, supported by Com. Teel, that the petition to rezone Lot 38, Floral Subdivision (1700 Rundle) from "B" One-family Residence District to "F" Commercial District be tabled awaiting further information.

Motion carried.

It was moved by Com. Mills, supported by Com. Teel, that we recommend to the City Council that the petition by Zion Lutheran Church to rezone Lots 43, 44, 45, 56, 57, and 58, Penn-Way Sub. (S.E. corner Pennsylvania and Maple Hill) from "A" One-family Residence District to "B" One-family Residence District be GRANTED to permit building a church.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Leadley, that we recommend to the City Council that the petition to rezone Lots 1, 2, 3, 4, 5, and 6, Blk. 28, (1200 Blk. N. Walnut St.) from "B" One-family Residence District to "C" Two-family Residence District be GRANTED to permit conversion to two-family residences.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Obrecht, Oswald, and Teel—8.  
Nays—None.

Mr. John Gray, 1520 W. Mt. Hope Ave., and Mr. E. B. Holden, 1528 W. Mt. Hope Ave., spoke in opposition to the petition by Donald R. Ruthruff and Edward A. Kramer and Joseph C. Mleko to rezone property in the 1500 and 1600 Blk. W. Mt. Hope Avenue from "A" One-family Residence District to "J" Parking District and "F" Commercial District. Mr. Donald R. Ruthruff, Mr. Roland Gifford, 1417 Woodbine, and Mrs. Lyle Myers spoke in favor of the petition.

It was moved by Com. Mills, supported by Com. Oswald, that the petition be tabled until the next meeting to permit the above mentioned parties an opportunity to further discuss this matter.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Manz, that we recommend to the City Council that the Plat of Colonial Village No. 2 as submitted by Donald R. Ruthruff, Clarice M. Ruthruff, Edward A. Kramer, Fern J. Kramer, Walter W. Neller, and Frances W. Neller be approved.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Mills, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Teel, supported by Com. Obrecht, that we recommend to the City Council that the plat of Colonial Village No. 3 as submitted by Hal B. Church and Lucille A. Church be approved.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Mills, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Manz, supported by Com. Obrecht, that the offer of Mr. H. G. Colclough to deed to the City 470 feet of property for the extension of

Palmer Street be tabled until the next meeting.

Motion carried.

It was moved by Com. Manz, supported by Com. Mills, that we recommend to the City Council that a deed by John E. LaPrise, Aleen M. LaPrise, Lodema C. Boyer and Roy Boyer to the City of Lansing for a 50-foot by approximately 213.5-foot right-of-way be accepted and that an additional deed by John E. LaPrise and Aleen LaPrise to the City of Lansing for a 25-foot by 100-foot strip of land for road purposes also be accepted provided that the Park Department furnish the opposite half of the 100-foot extension and that we further recommend, since this roadway aligns itself with Willard Avenue to the east, that this street be named West Willard Avenue.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Mills, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Mills, supported by Com. Teel, that the final drawing of the South Cedar Street alley program, dated May 3, 1951, be approved and adopted.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Mills, Obrecht, Oswald, and Teel—8.  
Nays—None.

A probable alley program along East Michigan Avenue was briefly discussed.

Meeting adjourned at 10:30 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings June 7, 1951

June 7, 1951

Planning Office,

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Vice-Chairman, Donald E. Teel, at 7:30 P.M.

### ROLL CALL

Present—Coms. Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.

Absent—Coms. Boucher, Manz, and Oswald—3.

Ald. Leatherman, Lucasse and Reed—  
(Council Committee).

The proceedings of the regular meeting of May 8, 1951, were approved.

It was moved by Com. Obrecht, supported by Com. Munyon, that we recommend to the City Council, that the petition to rezone Lot 38, Floral Subdivision (1700 Block Rundle Avenue) from "B" One-family Residence District to "F" Commercial District be GRANTED provided a 20-foot strip along the east side of the property be deeded to the City for alley purposes. This will permit the improvement of an existing non-conforming use.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Munyon, that we recommend to the City Council, that the petition by Mrs. B. Denstaedt to rezone the east 145 feet of Lots 4 & 5, Jessop's Home Gardens Sub. (3600 Block S. Cedar St.) from "A" One-family Resident District to "F" Commercial District be GRANTED provided a strip of property 20 feet wide across the west end of this property be deeded to the City for alley purposes.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Munyon, that we recommend to the City Council, that the petition by Lawrence Lowe to rezone Lots 1 & 2, South Parkwood Sub. (3001 S. Cedar St.) from "A" One-family Residence District to "D" Apartment District be GRANTED to permit modernization of present non-conforming use.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Mills, that we recommend to the City Council, that the petition to rezone Lots 1, 2, 3, 7, 8, 9, 10, and 11, North Lawn Sub. (900 Blk. Banghart Street) from "I" Heavy Industry to "B" One-family Residence District be GRANTED and that Lots 4, 5, and 6, North Lawn Sub., also be rezoned from "I" Heavy Industry to "B" One-family Residence District to permit residential development.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Munyon, that we recommend to the City Council, that the petition by Mrs. Jennie Ernst and Miss Nellie Hazelton to rezone the east 118½ feet of Lot 1, Blk. 5, (1223-1225 N. Larch Street) from "C" Two-family Residence District to "F" Commercial District be not granted until there are plans for its commercial development.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Teel, that we recommend to the City Council that the petition by John I. Johns to rezone Lots 3 & 4, Blk. 165 (700 Blk. W. Main Street) from "C" Two-family Residence District to "E-1" Drive-In Shop District be GRANTED.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council, that the petition by Donald R. Ruthruff, Edward A. Kramer, and Joseph C. Mleko to rezone property beginning at the southeast corner of Mt. Hope Avenue and Boston Boulevard, said point being 50 feet south of the north section line of Section 29, said section line being the former center line of Mt. Hope Avenue, and 33 feet east of the center line of Boston Boulevard, running thence S.  $89^{\circ} 24' 30''$  E. 909.93 feet on the south line of Mt. Hope Avenue to a point 25 feet west of the north-south  $\frac{1}{4}$  line of Section 29, T4N, R2W, City of Lansing, Ingham County, Michigan, thence south parallel with said  $\frac{1}{4}$  line 264.35 feet to the north line of Lenore Avenue, thence west-erly along the north line of Lenore Avenue 65 feet, thence north 134.35 feet, more or less, to a point 130 feet from the south line of W. Mt. Hope Avenue, thence N.  $89^{\circ} 24' 30''$  W. 745.27 feet to a point 100 feet east of the east line of Boston Boulevard, thence south 100 feet, thence N.  $89^{\circ} 24' 30''$  W. to the east line of Boston Boulevard, thence northerly along the east line of Boston Boulevard 230 feet to the point of beginning, from "A" One-family Residence District to "J" Parking District; also commencing at the north  $\frac{1}{4}$  post of Section 29, T4N, R2W, City of Lansing, Ingham County, Michigan, running thence on the section line N.  $89^{\circ} 24' 30''$  W. 90 feet, thence south parallel with the  $\frac{1}{4}$  line 180 feet to the point of beginning of this description, thence N.  $89^{\circ} 24' 30''$  W. 745.27 feet, to a point 100 feet east of the east line of Boston Boulevard, thence south 100 feet, thence S.  $89^{\circ} 24' 30''$  E. 745.27 feet, thence north 100 feet to the point of beginning, from "A" One-family Residence District to "F" Commercial District, be GRANTED provided a 20-foot alley at the rear of the proposed commercially zoned property be deeded to the City; and provided further, that a 17-foot strip of property in that part of the block which has not been deeded to the City for street widening purposes, be deeded to the City for street widening purposes; and provided further that suitable restrictions regarding use, architectural design, and building materials be incorporated in the deeds to all of the above named property.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council, that the west 73 feet of Lot 22, Block No. 3, Assessor's Plat No. 16 (N.W. corner Kalamazoo and Leslie Streets) be rezoned from "B" One-family Residence District to "F" Commercial District and that the east 54 feet of this property be rezoned from "B" One-family Residence District to "J" Parking District.

Adopted by the following vote:

Yea—Leadley, Mills, Munyon, Obrecht, and Teel—5.  
Nays—Crego—1.

It was moved by Com. Obrecht, supported by Com. Leadley, that we recommend to the City Council, that the petition by Mrs. Josephine Merchlewick to rezone Lot 35, Midway Sub. (115 LaSalle Boulevard) from "A" One-family Residence District to "F" Commercial District be not granted until there are plans for its commercial development.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Mills, that we recommend to the City Council, that the Plat of Assessor's Plat No. 54 be approved.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council, that the Plat of Assessor's Plat No. 55 be approved.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Mills, that the proposed Plat of Devonshire Sub. No. 5 be tentatively approved as presented.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Mills, supported by Com. Obrecht, that the proposed Plat of

Midtown Sub. be tentatively approved as presented.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Mills, that the proposed Plat of Becker's Addition Re-Plat be tentatively approved as presented.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

A letter from Schafer's Lansing Bakery, Inc., was read and the Secretary was instructed to inform them by letter that their request would have to be made to the Board of Appeals.

A letter from the Ingham County Council of Social Welfare was read.

It was moved by Com. Obrecht, supported by Com. Crego, that the Secretary be instructed to make application for the City Plan Commission for membership in the Ingham County Council of Social Welfare.

Motion carried.

A letter from the State Highway Department, addressed to the Mayor and City Council, regarding the use of Lots 43, 44, and 45, of Rollin H. Person Addition was read.

It was moved by Com. Obrecht, supported by Com. Mills, that we recommend to the City Council, that Lots 43, 44, and 45, of Rollin H. Person Addition (500 Blk. Christianity) be rezoned from "C" Two-family Residence District to "J" Parking District. This property will replace a portion of the parking lot of the John Bean Company which was acquired by the State for right-of-way purposes.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

A letter from Walter W. Neller, presenting to the City Plan Commission a copy of "The Community Builders Handbook" and "Home Builders Manual for Land Development" was read.

It was moved by Com. Obrecht, supported by Com. Munyon, that the Secretary be instructed to send a letter of appreciation to Mr. Neller.

Motion carried.

It was moved by Com. Mills, supported by Com. Obrecht, that the purchase of necessary new equipment be approved.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, and Teel—6.  
Nays—None.

The meeting adjourned at 10:00 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings of July 5, 1951

July 5, 1951,  
Planning Office,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Vice Chairman, Donald E. Teel, at 7:30 P.M.

### ROLL CALL

Present—Coms. Boucher, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—7.  
Present—Ald. Leatherman.

Absent—Coms. Crego and Mills—2.  
Absent—Ald. Lucasse and Reed—2.

The proceedings of the regular meeting of June 7, 1951, were approved.

It was moved by Com. Manz, supported by Com. Munyon, that we recommend to the City Council, that the petition by Mrs. B. Denstaedt and Kenneth Olson to rezone Lots 1, 2, and 3, Jessop's Home Gardens Sub. (3600 Block S. Cedar Street) from "A" One-family Residence District to "J" Parking District be GRANTED.

Adopted by the following vote:

Yea—Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—6.  
Nays—None.

Com. Boucher arrived.

It was moved by Com. Obrecht, supported by Com. Teel, that the petition by Irene C. Koenig to rezone the south 60 feet of Lots 1 and 2, and the north 14.5 feet of Lot 3 and the south 10 feet of Lot 4, Rosedale Park Sub., and the south 60 feet of Lots 1, 2, and 3, North Highland Sub. from "A" One-family Residence District to "J" Parking District; also the north 61.5 feet of Lots 1 and 2, and the south 3.5 feet of Lot 3, Rosedale Park Sub., and the north 49 feet of Lots 1, 2, and 3, and the south 16 feet of Lot 4, North Highland Sub. from "A" One-family Residence District to "F" Commercial District (1200 Block W. Willow Street) be tabled until suitable restrictions for the proper development of this property can be arrived at.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Teel, that the action taken June 7, 1951, on Lot 38, Floral Sub. (1700 Block Rundle Ave.) be rescinded.

Adopted by the following vote:

Yea—Leadley, Manz, Munyon, Obrecht, Oswald, Teel, and Boucher—7.  
Nays—None.

It was moved by Com. Leadley, supported by Com. Munyon, that we recommend to the City Council that the petition to rezone Lot 38, Floral Subdivision (1700 Block Rundle Avenue) from "B" One-family Residence District to "F" Commercial District be GRANTED provided a 16-foot strip along the east side of the property be deeded to the City for alley purposes. This will permit the improvement of an existing non-conforming use.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Munyon, that we recommend to the City Council that the Plat of Becker's Addition Re-Plat be approved.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Obrecht, that the proposed Plat of Schoolview Sub. No. 1 be tentatively approved as presented.

Adopted by the following vote:

Yea—Boucher, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

A letter from Ingham County Council of Social Welfare was read and placed on file.

Tentative plans for an alley program along E. Michigan Avenue were discussed. No final action was taken.

Meeting adjourned at 10:00 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings of August 2, 1951

August 2, 1951  
 Planning Office,  
 City Hall Annex  
 Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Evans Boucher, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Boucher, Crego, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, Teel—9. Aldermen Leatherman and Reed (Council Committee).

Absent — Alderman Lucasse (Council Committee).

The proceedings of the regular meeting of July 5, 1951, were approved.

It was moved by Commissioner Teel, supported by Commissioner Oswald, that we recommend to the City Council, that the petition of Irene C. Koenig to rezone the south 60 feet of Lots 1 and 2, and the North 14.5 feet of Lot 3 and the South 10 feet of Lot 4, Rosedale Park Sub., and the South 60 feet of Lots 1, 2, and 3, North Highland Sub., from "A" One-Family Residence District to "J" Parking District; also the North 61.5 feet of Lots 1 and 2, and the South 3.5 feet of Lot 3, Rosedale Park Sub., and the North 49 feet of Lots 1, 2, and 3, and the South 16 feet of Lot 4, North Highland Sub., from "A" One-Family Residence District to "F" Commercial District (1200 Block W. Willow St.) be GRANTED provided a strip of property 20 feet wide from Roselawn Avenue to Robertson Avenue 125 feet from West Willow Street be deeded to the City for alley purposes and provided further that tentative deed restrictions as amended be included in the deeds of the above described property.

Adopted by the following vote:

Yeas—Com. Boucher, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, Teel—8.  
 Nays—Crego—1.

It was moved by Commissioner Mills, supported by Commissioner Obrecht, that

we recommend to the City Council, that the petition by Albert A. Ehinger and Herbert Cooper to rezone Lots 1, 2, 3, 4, 5, 6, 7 and 8, Country Club Manor, and property beginning at a point 33 ft. North of the S.W. corner of the S.E.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of Section 20, T4N, R2W, City of Lansing, thence east 117 ft., thence north 132 ft., thence west 117 ft., thence south 132 ft. to point of beginning (S.W. Corner Berkley Dr. and Wellington Rd.) from "A" One-Family Residence District to "D-M" Multiple Dwelling District be GRANTED provided that tentative deed restrictions as submitted be included in the deeds of the above described property.

Adopted by the following vote:

Yeas—Com. Boucher, Crego, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, Teel—9.  
 Nays—None.

It was moved by Commissioner Obrecht, supported by Commissioner Manz, that we recommend to the City Council, that the petition by Bruno Spagnuolo to rezone Lots 3 and 4 and the South 67 feet of Lot 5, Assessor's Plat of Saginaw Park (1700 Block W. Saginaw St.) from "B" One-Family Residence District to "E-L" Drive-In Shop District be NOT GRANTED because definite plans of the State Highway Department regarding Right-of-Way and parking are not known.

Adopted by the following vote:

Yeas—Com. Boucher, Crego, Leadley, Manz, Mills, Munyon, Obrecht, Oswald, Teel—9.  
 Nays—None.

It was moved by Commissioner Obrecht, supported by Commissioner Mills, that we recommend to the City Council, that the petition by Charles G. Hayden to rezone Lots 171 and 172, South Parkwood Sub., (2700 Block S. Cedar St.) from "A" One-Family Residence District to "F" Commercial District be GRANTED provided that a 20-foot strip be deeded to the city for alley purposes across the east end of this property.

Adopted by the following vote:

Yea—Com. Boucher, Crego, Leadley,  
Manz, Mills, Munyon, Obrecht, Oswald,  
Teel—9.  
Nays—None.

It was moved by Commissioner Teel, supported by Commissioner Mills, that we recommend to the City Council, that the petition by Maner G. Nichols to rezone Lot 2, Reo Gardens Sub., (3020 S. Cedar St.) from "A" One-Family Residence District to "F" Commercial District be GRANTED provided a 20-foot strip be deeded to the city across the west end of this property for alley purposes.

Adopted by the following vote:

Yea—Com. Boucher, Crego, Leadley,  
Manz, Mills, Munyon, Obrecht, Oswald,  
Teel—9.  
Nays—None.

It was moved by Commissioner Obrecht, supported by Commissioner Crego, that we recommend to the City Council, that the petition by the John Bean Company to rezone Lot 46, Plat of Rollin H. Persons Addition to the City of Lansing (527 Christianity St.), from "C" Two-Family Residence District to "J" Parking District be GRANTED.

Adopted by the following vote:

Yea—Com. Boucher, Crego, Leadley,  
Manz, Mills, Munyon, Obrecht, Oswald,  
Teel—9.  
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Leadley, that we recommend to the City Council, that the Plat of Schoolview Sub. No. 1 be approved.

Adopted by the following vote:

Yea—Com. Boucher, Crego, Leadley,  
Manz, Mills, Munyon, Obrecht, Oswald,  
Teel—9.  
Nays—None.

It was moved by Commissioner Obrecht, supported by Commissioner Crego, that we recommend to the City Council, that the Plat of Devonshire Subdivision No. 5 be approved.

Adopted by the following vote:

Yea—Com. Boucher, Crego, Leadley,  
Manz, Mills, Munyon, Obrecht, Oswald,  
Teel—9.  
Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that we recommend to the City Council, that the name of Auburn Avenue be changed to Riley Street.

Adopted by the following vote:

Yea—Com. Boucher, Crego, Leadley,  
Manz, Mills, Munyon, Obrecht, Oswald,  
Teel—9.  
Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Munyon, that the annual dues of the Commission members and Staff to the Michigan Society of Municipal Planning Officials be paid.

Adopted by the following vote:

Yea—Com. Boucher, Crego, Leadley,  
Manz, Mills, Munyon, Obrecht, Oswald,  
Teel—9.  
Nays—None.

Tentative plans for an alley program along East Michigan Avenue were discussed and were tentatively approved.

Meeting adjourned at 9:45 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

**Proceedings Sept. 6, 1951**

September 6, 1951

Planning Office,  
City Hall Annex,  
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Evans Boucher, at 7:30 P.M.

## ROLL CALL

**Present:** Commissioners Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.

**Absent:** Commissioner Mills.—1.

Aldermen Leatherman, Lucasse, and Reed. (Council Committee)

The proceedings of the regular meeting of August 2, 1951, were approved.

Mr. Albert George, 733 Cawood St., Mr. Donald Baird, 721 Cawood St., Mr. Roy Blanchard, 722 Cawood St., Mrs. Poulos, 1613 W. Saginaw St., Mr. Frank Leech, 735 Cawood St., objected to the traffic and parking that would be generated by any commercial business at Saginaw and Cawood Streets. Mr. Bruno Spagnuolo, owner of the property, and Mr. Leo Panek spoke in favor of the commercial zoning. It was moved by Obrecht, supported by Teel, that we recommend to the City Council, that the petition by Bruno Spagnuolo to rezone Lots 3 and 4, Assessor's Plat of Saginaw Park (1700 Block W. Saginaw St.) from "B" One Family Residence District to "E" Apartment Shop District be not granted because of lack of sufficient parking area.

Adopted by the following vote:

**Yeas**—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
**Nays**—None.

It was moved by Commissioner Obrecht, supported by Commissioner Munyon, that we recommend to the City Council, that the petition by H. B. Kebler to rezone Lot 25, Block 3 (Northwest corner of Larch and Pearl Streets) from "C" Two

Family Residence District to "E-1" Drive-In Shop District be not granted because there are no plans for its development.

Adopted by the following vote:

**Yeas**—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
**Nays**—None.

It was moved by Commissioner Obrecht, supported by Commissioner Manz, that we recommend to the City Council, that the petition to rezone Lots 3 and 4 and the south 44 feet of Lot 2, Block B, James Seymour's Subd. on Block 26 and 27, (1100 Block N. Chestnut St.) from "B" One Family Residence District to "C" Two Family Residence District be GRANTED.

Adopted by the following vote:

**Yeas**—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
**Nays**—None.

It was moved by Commissioner Obrecht, supported by Commissioner Oswald, that we recommend to the City Council, that the petition by August Englehardt to rezone the N. 50 feet of Lot 15, Block 2, Oak Crest Subd. (3312 S. Cedar St.) from "A" One Family Residence District to "F" Commercial District be GRANTED provided a strip 20 feet wide across the west end of this property is deeded to the city for alley purposes. It was moved by Commissioner Munyon, supported by Commissioner Teel, that the depth of the Commercial property be limited to 100 feet from the front property line and the original motion be amended to that effect. The amendment was then adopted by the following vote:

**Yeas**—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
**Nays**—None.

The original motion as amended was then adopted by the following vote:

**Yeas**—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
**Nays**—None.

It was moved by Commissioner Obrecht, supported by Commissioner Leadley, that we recommend to the City Council, that the petition by Mrs. Augusta Reed to rezone Lot 7, Jessop's Home Gardens Subd. (3708 S. Cedar St.) from "A" One Family Residence District to "E" Commercial District be GRANTED provided a strip 20 feet wide across the west end of this property is deeded to the City for alley purposes. It was moved by Commissioner Munyon, supported by Commissioner Teel, that the depth of the Commercial property be limited to 100 feet from the front property line and the original motion be amended to that effect. The amendment was then adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
Nays—None.

The original motion as amended was then adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
Nays—None.

It was moved by Commissioner Obrecht, supported by Commissioner Teel, that we recommend to the City Council, that the petition by Roy Gleason to rezone Lots 8 and 9, Jessop's Home Gardens (3700 Block S. Cedar St.) from "A" One Family Residence District to "E" Commercial District be GRANTED provided a strip 20 feet wide across the west end of this property is deeded to the City for alley purposes. It was moved by Commissioner Munyon, supported by Commissioner Teel, that the depth of the commercial property be limited to 100 feet from the front property line and the original motion be amended to that effect. The amendment was then adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
Nays—None.

The original motion as amended was then adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Obrecht, that the plat of Mid-Town Subd. be approved subject to Mr. Manz obtaining the approval of the County Road Commission.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel.—8.  
Nays—None.

It was moved by Commissioner Teel, supported by Commissioner Munyon, that the petition to vacate the Ten foot "U" shaped alley in Block 3 of Becker's Addition be tabled.

Motion carried.

Section k of Section 19 of the Zoning Ordinance was discussed with no action being taken regarding any changes.

E. Michigan Avenue alleys were discussed with no final action being taken.

Meeting adjourned at 10:15 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings of Oct. 4, 1951

October 4, 1951,

Planning Office,

City Hall Annex,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Vice-Chairman, Donald E. Teel, at 7:30 p.m.

### ROLL CALL

Present—Coms. Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Ald. Lucasse (Council Committee).

Absent—Coms. Boucher and Manz—2.  
Ald. Leatherman and Reed.

The proceedings of the regular meeting of September 6, 1951, were approved.

It was moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council, that the east 120 feet of the north 50 feet of Lot 15, Block 2, Oak Crest Sub. (3312 S. Cedar Street) owned by August Engelhardt, be rezoned from "A" One-family Residence District to "F" Commercial District and that the west 44 feet of the east 164 feet of this property be rezoned from "A" One-family Residence District to "J" Parking District provided the west 20 feet of this property be deeded to the city for alley purposes.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council that the east 120 feet of Lot 7, Jessop's Home Gardens Sub. (3708 S. Cedar Street) owned by Mrs. Augusta Reed, be rezoned from "A" One-family Residence District to "F" Commercial District and that the west 44 feet of the east 164 feet of this property be rezoned from "A" One-family Residence District to "J"

Parking District provided the west 20 feet of this property be deeded to the city for alley purposes.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Obrecht, that we rescind our action of September 6, 1951, regarding Lots 8 and 9, Jessop's Home Gardens (3700 Block S. Cedar Street) owned by Roy C. Gleason.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Teel, that we recommend to the City Council, that the east 120 feet of Lots 8 & 9, Jessop's Home Gardens (3700 Blk. S. Cedar Street) owned by Roy C. Gleason, be rezoned from "A" One-family Residence District to "F" Commercial District and that the west 44 feet of the east 164 feet of this property be rezoned from "A" One-family Residence District to "J" Parking District provided the west 20 feet of this property be deeded to the city for alley purposes.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—7.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Teel, that we recommend to the City Council, that the petition by Bruce J. Maguire to rezone Lots 1 and 2, Rockford Sub. (S.E. corner of Osband and Mt. Hope Avenues) from "C" Two-family Residence District to "E-1" Drive-In Shop District be GRANTED.

Adopted by the following vote:

Yea—Crego, Leadley, Mills, Munyon,

Obrecht, Oswald, and Teel—7.  
Nays—None.

Mayor Crego was excused from the meeting.

It was moved by Com. Obrecht, supported by Com. Munyon, that the petition by Cotes Realty Co. to rezone property com. at the northwest corner of lot one, Penn-Way Sub., running thence north 996.2 feet, thence east 481.21 feet, thence southeast along the Consumers Power Right-of-Away 1020.5 feet, thence west 726.3 feet to point of beginning (3500-3600-3700 Blocks S. Pennsylvania Avenue) from "A" One-family Residence District to "H" Light Industrial District be tabled.

Motion carried.

It was moved by Com. Munyon, supported by Com. Mills, that we recommend to the City Council, that the petition to vacate the 10-foot U-shaped alley in Block 3 of Becker's Addition at the rear of Lots 1, 2, 3, and 4, and N. of Lot 5, west of Lots 5 to 22, inclusive, and south of Lot 22, Block 3, Becker's Addition, be GRANTED.

Adopted by the following vote:

Yea—Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—6.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council, that the offer of the deed to the City of 470 feet running north from the present north end of Palmer Street be not accepted, because it will only serve one residence.

Adopted by the following vote:

Yea—Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—6.  
Nays—None.

A letter from Gould, Gleiss and Benn, Inc., Marketing Consultants, regarding a field survey, was read.

It was moved by Com. Munyon, supported by Com. Oswald, that the Director be instructed to contact the various business and governmental agencies who might be interested in the results of a survey.

Motion carried.

It was moved by Com. Oswald, supported by Com. Munyon, that we authorize the purchase of a steel storage cabinet.

Adopted by the following vote:

Yea—Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—6.  
Nays—None.

A letter from the Ingham County Council of Social Welfare accepting the City Plan Commission's application for membership was read.

It was moved by Com. Obrecht, supported by Com. Mills, that Com. Munyon be the Commission's delegate and that the Director be the staff delegate to the Ingham County Council of Social Welfare.

Motion carried.

Meeting adjourned at 9:10 P.M.

VICTOR G. LEYRER,

Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings of Nov. 1, 1951

November 1, 1951

Planning Office

City Hall Annex

Lansing, Michigan.

It was moved by Com. Teel, supported by Com. Mills, that the petition by H. C. McDurmon to rezone Lot 2, Block 1, Oak Crest Sub. (8130-3134 S. Cedar Street) from "A" One-family Residence District to "F" Commercial District be tabled.

Motion carried.

The regular meeting of the City Plan Commission was called to order by the Chairman, Evans E. Boucher, at 7:30 p.m.

### ROLL CALL

Present—Coms. Boucher, Leadley, Mills, Munyon, Oswald, and Teel—6.  
Absent—Coms. Crego, Manz, and Obrecht—3.

Ald. Leatherman, Lucasse, and Reed. (Council Committee).

The proceedings of the regular meeting of October 4, 1951, were approved.

It was moved by Com. Munyon, supported by Com. Teel, that the petition by H. W. Ansel and Ernest M. Cone to rezone Lots 1, 2, 3, and 13, Cone's Crest Sub. (northwest corner Washington Avenue and Dunlap Streets) from "A" One-family Residence District to "B" One-family Residence District be tabled.

Motion carried.

It was moved by Com. Munyon, supported by Com. Mills, that we recommend to the City Council that the petition by Heatherwood Farms Co. to rezone lots 35, 36, 37 and 38, Mid-Way Sub. (100 Block LaSalle Blvd.) from "A" One-family Residence District to "J" Parking District be GRANTED.

Adopted by the following vote:

Yea—Boucher, Leadley, Mills, Munyon, Oswald, and Teel—6.  
Nays—None.

It was moved by Com. Teel, supported by Com. Oswald, that we recommend to the City Council that the plat of Everett-Dale No. 3 Sub. be approved.

Adopted by the following vote:

Yea—Boucher, Leadley, Mills, Munyon, Oswald, and Teel—6.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Teel, that we recommend to the City Council that the plat of Colonial Village No. 4 be approved.

Adopted by the following vote:

Yea—Boucher, Leadley, Mills, Munyon, Oswald, and Teel—6.  
Nays—None.

It was moved by Com. Teel, supported by Com. Munyon, that we recommend to the City Council that Section 19 of the Zoning Ordinance be amended to add paragraph L as follows: "Whenever a commercial building is erected or structurally altered in a commercial district which abuts at the rear upon a "J" Parking District, the rear yard requirements shall be waived."

Adopted by the following vote:

Yea—Boucher, Leadley, Mills, Munyon, Oswald, and Teel—6.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Teel, that we recommend to the City Council that that part of Theodore

Street running east from Jenison Avenue to the rear of properties on Westmoreland Avenue be vacated. This street cannot be extended because of existing housing and serves no useful purpose.

Adopted by the following vote:

Yea—Boucher, Leadley, Mills, Munyon, Oswald, and Teel—6.  
Nays—None.

It was moved by Com. Teel, supported by Com. Munyon, that the final drawing of

the E. Michigan Avenue Alley Program dated November 1, 1951, be approved and adopted.

Adopted by the following vote:

Yea—Boucher, Leadley, Mills, Munyon, Oswald, and Teel—6.  
Nays—None.

Meeting adjourned at 9:00 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

**Proceedings Dec. 6, 1951**

December 6, 1951.

Planning Office,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Evans E. Boucher, at 7:00 P.M.

## ROLL CALL

Present—Com. Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—8.

Absent—Com. Mills—1.

Ald. Leatherman, Lucasse and Reed. (Council Committee).

The proceedings of the regular meeting of November 1, 1951, were approved.

It was moved by Com. Teel, supported by Com. Oswald, that we recommend to the City Council that the petition to rezone Lot 38, Floral Sub. (700 Block Rundle Avenue) from "B" One-family Residence District to "F" Commercial District be GRANTED provided that the property be deed restricted for Floral or Residential uses for the next ten years.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Obrecht, that the petition by Cotes Realty Company to rezone property commencing at the northwest corner of Lot 1, Penn-Way Sub., running thence north 996.2 feet, thence east 481.21 feet, thence southeast along the Consumers Power right of way 1020.5 feet, thence west 726.3 feet to point of beginning (3500-3600-3700 Blocks S. Pennsylvania Ave.)

from "A" One-family Residence District to "H" Light Industrial District be tabled and that the director check with the owner regarding set-back, buffer strip, and other possible classification of zoning for this property.

Motion carried.

It was moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council that the petition by H. W. Ansel and Ernest M. Cone to rezone Lots 1, 2, 3, and 13, Cone's Crest Sub. (S.W. corner Washington Ave. and Dunlap Street) from "A" One-family Residence District to "B" One-family Residence District be not granted and that the owners be advised to file an appeal with the Board of Appeals.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Obrecht, supported by Com. Munyon, that the proposed Plat of Walter Holmes Road Sub. No. 1 be tentatively approved as presented.

Adopted by the following vote:

Yea—Boucher, Crego, Leadley, Manz, Munyon, Obrecht, Oswald, and Teel—8.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Obrecht, that the proposed Plat of Schoolview Sub. No. 2 be tabled.

Motion carried.

Meeting adjourned at 8:30 P.M.

VICTOR G. LEYRER,  
Secretary.